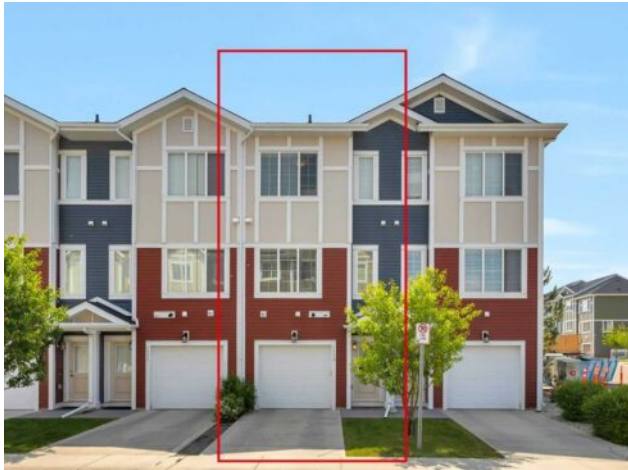


1113 Evansridge Common NW
Calgary, Alberta

MLS # A2233782



\$420,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Evanston | | |
| Type: | Residential/Five Plus | | |
| Style: | Townhouse | | |
| Size: | 1,224 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Yard, Lawn | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 355 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | M-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: None

DUAL master bedrooms with private ensuites| Attached TANDEM Garage | Full Driveway | Pet-Friendly Welcome to this stunning Jayman-built 3-storey townhome located in the family-friendly, pet-welcoming community of Evanston. Featuring 2 spacious master bedrooms, each with its own private ensuite, and 2.5 bathrooms, this home offers comfort, style, and convenience. The bright and airy open-concept main floor is flooded with natural light from large north- and south-facing windows. The modern kitchen is a chef's dream, showcasing granite countertops, stainless steel appliances, and durable vinyl flooring—perfect for both daily living and entertaining. Upstairs, enjoy two well-sized master suites, each with ample closet space and its own private full ensuite, providing both comfort and privacy for homeowners or guests. The lower level includes three parking spaces—a rare find—with an attached tandem garage and a full private driveway. Pet lovers will appreciate that this property allows up to two pets (cats and/or dogs) with board approval. Located just minutes from Creekside Shopping Centre, Sage Hill Plaza, Costco, Walmart, and a wide range of shops, restaurants, and amenities, this home is also ideally positioned for commuting with easy access to Stoney Trail. Nearby schools, parks, playgrounds, and scenic walking/biking paths make it perfect for families and outdoor enthusiasts. This beautiful townhouse offers the ideal blend of privacy, modern design, and functional living—an exceptional place to call home. Don't miss your chance—book your private showing today!